

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-24502 - VARIANCE - PUBLIC HEARING – APPLICANT/OWNER: DURANGO AND CENTENNIAL, LLC - Request for a Variance TO ALLOW 102 PARKING SPACES WHERE 128 IS THE MINIMUM REQUIRED at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 11/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Protest postcard for Items 41 and 42

Motion made by DAVID STEINMAN to Approve subject to conditions

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2

GLENN TROWBRIDGE, DAVID STEINMAN, STEVEN EVANS, RICHARD TRUESDELL;
(Against-None); (Abstain-SAM DUNNAM); (Did Not Vote-None); (Excused-LEO
DAVENPORT, BYRON GOYNES)

NOTE: COMMISSIONER DUNNAM abstained as he is the engineer of record for the parcel.

Minutes:

COMMISSIONER TRUESDELL declared the Public Hearing open for Items 41 and 42.

ANDY REED, Planning and Development Department, stated the requested variance indicated the proposed use is not appropriate at this location and recommended denial.

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TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and explained the proposed use would be an accessory use to a higher-end salon. He stated the use would be 350 feet from a residential area where 400 feet is required and noted the variance was requesting a 20 percent reduction in parking. He suggested that the parking requirement was excessive as some existing uses are overparked and parking was not a concern. He concluded by respectfully requesting approval.

MR. CELESTE informed COMMISSIONER EVANS that the Dominos restaurant on the site had no seating for on-site dining and offered take-out only.

In response to COMMISSIONER STEINMAN'S inquiry, MR. CELESTE noted the parking allotted to each use in the shopping center. COMMISSIONER STEINMAN suggested that the parking requirement appeared to be excessive.

MARGO WHEELER, Director of the Planning and Development Department, explained that the Code reflected the City's past experience with the parking needs of beauty salons and barber shops. MR. RANKIN explained the parking requirement for each use was calculated separately because the shopping center is too small to be evaluated under the City's mixed-use parking standards.

COMMISSIONER TRUESDELL observed that smaller shopping centers sometimes need the higher parking standards to provide sufficient parking for staff, deliveries and customers.

COMMISSIONER TRUESDELL declared the Public Hearing closed for Items 41 and 42.